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TOWN OF MANCHESTER
PLANNING, ZONING & ECONOMIC
DEVELOPMENT

www.manchester-vt.gov
40 Jeff Williams Way
Manchester Center, VT 05255
802-362-1313, Option 3

Office of Planning & Zoning

Janet M. Hurley
Planning & Zoning Director
Zoning Administrator
E9-1-1 Coordinator
j.hurley@manchester-vt.gov

Office of Economic Development

Gordon P. Black
Economic Development Officer
g.black@manchester-vt.gov

REPORT OF THE MANCHESTER PLANNING COMMISSION
ON PROPOSED REVISIONS TO THE
MANCHESTER LAND USE & DEVELOPMENT ORDINANCE

NOTE: Due to the COVID-19 public health crisis, previous ordinance revisions were adopted as interim bylaws in May 2020. Since then, the Planning Commission has continued to address issues concerning the Aquifer Protection Overlay provisions, as well as further corrections, clarifications, and improvements to other sections.

The Manchester Planning Commission proposes the attached revisions to *the Manchester Land Use & Development Ordinance* to replace the interim bylaws. Included with this proposed ordinance are revisions that correct discrepancies discovered over the course of the year after the interim zoning went into effect. This ordinance applies to all lands within the Town of Manchester except those within the Village of Manchester, a separate municipality with its own zoning and sign regulations.

The proposed revisions address the following issues or topics:

1. The most significant revisions proposed involve changes to the APO map and standards. A new sub-zone C is proposed, a new boundary between sub-zones A & B is offered, and new review standards and procedures are proposed for the municipal sourcewater protection area.
2. A change to the zoning map is proposed, which would extend the Mixed Use 2 (MU2). Zoning District to include the Rec Park and adjacent properties. Currently these lands fall in the Residential 1 (R1) Zoning District.
3. A change in the boundary between the Forest & Conservation and the Rural Residential zoning districts at the end of Johnnycake Street to reflect a previously approved residential subdivision.
4. Revisions to the expressed purposes for residential zoning districts are proposed to clarify that uses other than residential or agricultural can be appropriate in these areas.

5. Revised language is offered to clarify the purpose, parameters, and meaning of PUDs and PRDs.
6. Changes to the use table are proposed to add non-residential conditional uses in the RR and RA zoning districts.
7. A revision to the lot coverage allowance for the R1, RR, RA and FC districts is proposed to offer consistency with district allowances of the other districts.
8. Proposed language provides clarification that work by the town within public rights-of-way does not require zoning permits.
9. Application requirements are clarified for some different types of zoning applications.
10. Clarification is offered that there is no residential exemption from design review for signage within the Design Review Overlay.
11. Clarification is offered that development within the water resources setback requires conditional use review and approval by the DRB.
12. The maximum number of parking spaces is proposed to be limited to 1.25 times the minimum number of spaces as determined by the baseline parking tables.
13. A standard is proposed requiring bike racks to be installed on firm, flat surfaces.
14. Clarifications to wall mounted sign size limits and banner sign provisions are offered.
15. Various redundant sub-sections are proposed to be removed from the subdivision section, to clarify and consolidate subdivision standards.

The Planning Commission finds that the proposed ordinance is in keeping with the goals and policies of the town plan. No significant changes in housing related provisions are proposed. Furthermore, no changes to provisions encouraging a concentrated mix of commercial and residential uses in the core, surrounded by rural residential and resource based uses in the outlying areas are proposed.

Proposed new language is indicated in red italics. Language proposed to be removed is indicated with black strikethrough.